

UNITED STATES BANKRUPTCY COURT

District of New Jersey
MLK Jr Federal Building
50 Walnut Street
Newark, NJ 07102

Case No.: 12–35552–RG
Chapter: 7
Judge: Rosemary Gambardella

In Re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

Arthur Mark Fleischmann
aka Art Fleischmann
14–19 11th Street
Fair Lawn, NJ 07410

Social Security No.:

xxx–xx–2445

Employer's Tax I.D. No.:

NOTICE OF PROPOSED PRIVATE SALE

Jonathan Kohn, Trustee in the above captioned case, proposed a private sale of certain property of the estate to the persons and on the terms described below.

If any creditor or other party in interest has an objection to the sale, the objection and a request for a hearing on such objection shall be in writing, served upon the person named below, the Trustee, and the Clerk of the United States Bankruptcy Court.

Such objection and request shall be filed with the Clerk and served upon the person named below on or before December 1, 2014.

In the event an objection is timely filed, a hearing will be held before the Honorable Rosemary Gambardella on:

DATE: 12/16/14
TIME: 10:00 AM
COURTROOM: 3E

If no objection is filed with the Clerk and served upon the person named below on or before December 1, 2014, the sale will be consummated on or after the fifth day following the last day to file objections.

THE PROPERTY TO BE SOLD, THE PROPOSED PURCHASER AND THE SALE PRICE:

Trustee proposes to sell the debtors real property at 14–19 11th St, Fair Lawn, New Jersey to Iosif and Yelena Yusupov for the purchase price of \$282,000.00 pursuant to a written by contract of sale. The property is being sold as is. The property is subject to mortgages held IndyMac Bank securing approximately \$86,672.00 and by OneWest Bank FSB securing approximately \$230,462.00. The sale is contingent upon Trustees ability to negotiate a settlement reducing the amounts due on the mortgages. The property is being sold free and clear of all recorded liens and encumbrances of record, if any, which will attach to the sale proceeds.

Higher or better offers in writing accompanied by a 10% deposit in cash or certified check will be entertained if received by the Trustee on or before the date set for filing objections. If there are such higher or better offers, the matter will be presented to the Court on the date set for hearing on objections for consideration of competing offers and determination of the highest and best offer.

Higher or better offers may be submitted to the selling party no later than the date set for objections set forth above.

Request for additional information about the property to be sold should be directed to the Trustee at:

Jonathan Kohn
Rothbard, Rothbard, Kohn & Kellar
Robert Treat Center
50 Park Place, Suite 1228
Newark, NJ 07102-4397
(973) 622-7713

or the trustee's attorney (if applicable) at:

Jonathan Kohn
Rothbard, Rothbard, Kohn & Kellar
Robert Treat Center
50 Park Place, Suite 1228
Newark, NJ 07102-4397
(973) 622-7713

Dated: November 14, 2014

JJW:

James J. Waldron
Clerk

Certificate of Notice Page 3 of 4
 United States Bankruptcy Court
 District of New Jersey

In re:
 Arthur Mark Fleischmann
 Debtor

Case No. 12-35552-RG
 Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-2

User: whealy
 Form ID: 157

Page 1 of 2
 Total Noticed: 22

Date Rcvd: Nov 14, 2014

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 16, 2014.

| | |
|-----------|--|
| db | +Arthur Mark Fleischmann, 14-19 11th Street, Fair Lawn, NJ 07410-1956 |
| sp | +Britcher, Leone & Roth, LLC, 175 Rock Road, Glen Rock, NJ 07452-1724 |
| r | +Coldwell Banker Residential Brokerage, 1410 Valley Road, Wayne, NJ 07470-7903 |
| cr | +Ocwen Loan Servicing, LLC, c/o Stern Eisenberg PC, 1040 N. Kings Highway Ste 407, Cherry Hill, NJ 08034-1925 |
| 513445118 | +Afni, Inc. (Original Creditor:Dish Netwo, Po Box 3097, Bloomington, IL 61702-3097 |
| 513445119 | +Bank of America f/k/a Fleet Bank, c/o Hudson Law Offices, P.C., 900 Route 168, Suite C-2, Turnersville, NJ 08012-3206 |
| 514641373 | +Bank of America, N.A., 2001 NE 46th Street, Kansas City, MO 64116-2051 |
| 513445120 | +CAPITAL ONE, PO BOX 30285, SALT LAKE CITY UT 84130-0285 |
| | (address filed with court: Cap One, Po Box 85520, Richmond, VA 23285) |
| 514326656 | Capital One Bank (USA), N.A., PO Box 71083, Charlotte, NC 28272-1083 |
| 513445125 | +HSBC, 235 Canal Street, New York, NY 10013-4147 |
| 513445121 | Hackensack Anesthesiology Associates, 292 Atlantic Street, Hackensack, NJ 07601-2103 |
| 513445122 | +Hackensack University Medical Center, 30 Prospect Ave, Hackensack, NJ 07601-1912 |
| 514274580 | Hakan Usal, MD, 305 Route 17 S., Suite 3-100A, Paramus, NJ 07652 |
| 513445123 | +Hcs Collections (Original Creditor:Dr Da, Po Box 306, Waldwick, NJ 07463-0306 |
| 513445124 | +Hcs Collections (Original Creditor:Dr. W, Po Box 306, Waldwick, NJ 07463-0306 |
| 513445126 | +IndyMac Bank, FSB, 888 E. Walnut Street, Suite 400, Pasadena, CA 91101-1895 |
| 513445127 | +Onewest Bank, FSB, c/o Fein Such Kahn & Shepard, 7 Century Drive, Suite 201, Parsippany, NJ 07054-4609 |
| 514274578 | William K. Boss, Jr., MDPA, 305 Route 17 S., Suite 3-100A, Paramus, NJ 07652 |

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

| | |
|-----------|--|
| smg | +E-mail/Text: leah.bynon@usdoj.gov Nov 14 2014 21:55:49 U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2523 |
| smg | +E-mail/Text: ustpreion03.ne.ecf@usdoj.gov Nov 14 2014 21:55:47 United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235 |
| cr | E-mail/PDF: gecsedirecoverycorp.com Nov 14 2014 22:02:38 GE CAPITAL RETAIL BANK, c/o Recovery Management Systems Corp, 25 SE 2nd Avenue, Suite 1120, Miami, FL 33131-1605 |
| 514063691 | E-mail/PDF: gecsedirecoverycorp.com Nov 14 2014 22:06:56 GE Capital Retail Bank, c/o of Recovery Management Systems Corp, 25 S.E. 2nd Avenue, Suite 1120, Miami, FL 33131-1605 |

TOTAL: 4

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

514289470* William K. Boss. Jr., MDPA, 305 Route 17 S Ste 3-100A, Paramus, NJ 07652

TOTALS: 0, * 1, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 9): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 16, 2014

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 14, 2014 at the address(es) listed below:

Barry Scott Miller on behalf of Debtor Arthur Mark Fleischmann bmillerr@barrysmilleresq.com
 David B. Grantz on behalf of Creditor BANK OF AMERICA, N.A. dgrantz@meyster.com
 Jonathan Kohn jkohntrustee@rrkklaw.com, jkohn@ecf.epiqsystems.com
 Jonathan Kohn on behalf of Trustee Jonathan Kohn jkohntrustee@rrkklaw.com, jkohn@ecf.epiqsystems.com
 R. A. Lebron on behalf of Creditor ONEWEST BANK, FSB bankruptcy@feinsuch.com
 Steven K. Eisenberg on behalf of Creditor Ocwen Loan Servicing, LLC seisenberg@sterneisenberg.com, dbogucki@sterneisenberg.com; jmcnally@sterneisenberg.com; cbrewer@sterneisenberg.com

District/off: 0312-2

User: whealy
Form ID: 157

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

TOTAL: 6